



Strategic & Transportation Planning Division  
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# Parking Guidelines for Single Family Residences, R-1 Zone only

The applicant is subject to the following code requirements when:

- Constructing a new house, or
- Constructing a new required garage or
- If the interior unobstructed area of an existing garage built prior to May 5, 1999 is not a minimum of 18' by 18' and the applicant is:
  - Undertaking a substantial remodel, or
  - Building an addition to the principal structure greater than 50% of the existing principal structure and at least 500 square feet, or
  - The aggregate of all additions since September 8, 1988 exceeds 50% of the original structure and is at least 500 square feet.

An existing garage and driveway may remain if the proposed project does not fit into the above categories and the proposed improvements do not reduce the size or location of the garage, driveway or access, or reduce visibility and maneuverability.

## Requirements:

The City Parking and Traffic Engineer shall approve the design and location of any parking layout or entry. When there is an alley, the City's policy is that access be taken off the alley and not the street. Santa Monica Municipal Code 9.04.10.08.060 (d)

The garage must be setback 15' from the centerline of the alley. SMMC 9.04.10.02.100 (c)

No more than one driveway to a public street allowed on parcels less than 100' in width. SMMC 9.04.08.02.070(n)

Two parking spaces in a garage must have a minimum unobstructed inside dimension of 18' in length by 20' in width by 7' in height are required. No tandem parking is permitted (except on lots 30' feet or less in width). SMMC 9.04.10.08.040, 9.04.10.08.060 (b), SMMC 9.04.10.08.060(a), Uniform Building Code 311.2.3.3

Storage areas may encroach into the length of a parking space by no more than 3' 6" and must be at least 4' 6" above the floor. SMMC 9.04.10.08.060 (c)

For safety reasons, a Hazardous Visual Obstruction triangular area 5' back and 5' out from the intersections of the property line and the driveway must remain clear. SMMC 9.04.10.02.090

Applicant shall be required to close driveways, aprons or curb cuts to the street if the new parking area can be accessed from the alley or if the driveway location changes. SMMC 7.24.050, 7.24.060, 9.04.10.02.090.

If there is no alley and the applicant has to take access from the street, the applicant should use the City's Street Access Parking Layout diagram as a design model.

A driveway apron cannot be narrower than 10' and cannot be wider than 28% of lot frontage or 14', whichever is less. The dimensions of the driveway apron, vertical tapers, curb and gutter should conform to Civil Engineering Drawing No. 4008. SMMC 7.04.180, SMMC 9.04.10.08.100 (a) (1) & (b)

Construction of a driveway apron or curb cut will require a separate application to the Public Works Department for a Street Construction Permit. SMMC 7.04.010

A garage in the front half of a parcel can have no more than 18' of garage door or doors facing the front lot line (unless the width of the lot is greater than 75'), and the garage must be fully enclosed within the architecture and structure of the main building. A door to a single space shall not be less than 8' or more than 9' wide and a door to two spaces shall be 16' wide. SMMC 9.04.10.08.190 (b) (1)

If there is no alley and the applicant takes access from a street on which backing-out is prohibited, the applicant should use the Alternate Parking Layout diagram as a design model.

Backing onto the following streets is prohibited:

4 <sup>th</sup> St. (Pico to Wilshire)	California Av. (Ocean Ave. to Lincoln)	Ocean Av.
7 <sup>th</sup> St. (Olympic to n. city limit)	Centinela Av. (s. city limit to Wilshire)	Ocean Park Bl.
11 <sup>th</sup> St. (Marine to Montana)	Cloverfield Bl. (Ocean Park to Santa Monica)	Olympic Bl.
14 <sup>th</sup> St. (Pico to Montana)	Colorado Av.	Pacific Coast Highway
17 <sup>th</sup> St. (Pico to Montana)	Lincoln Bl. (s. city limit to Montana)	(Palisades Beach Road)
20 <sup>th</sup> St. (Ocean Park to Montana)	Main St. (s. city limit to Colorado)	Pico Bl.
23 <sup>rd</sup> St. (s. city limit to Wilshire)	Marine (Neilson Way to 4th, Lincoln to 11th)	San Vicente Bl.
26 <sup>th</sup> St. (Cloverfield to n. city limit)	Michigan Av. (East of 26th)	Santa Monica Bl.
Arizona Av. (Ocean Ave. to 26th St.)	Montana Av.	Stewart St.
Broadway	Neilson Way	Wilshire Bl.

Any street onto which commercial or industrial property fronts.

### **Other Requirements:**

Alternative permeable paving may be used for the driveway unless the driveway serves as the required pedestrian access to the residence. For more information, contact the City's Urban Runoff Management Coordinator at 310.458.8223.

A paved walkway providing pedestrian access to the residence from the street is required.

All existing trees and "street furniture" (including but not limited to street lights, parking meters and utility poles) in the public right-of-way adjacent to the property and neighboring properties must be shown on the site plan.

Any use of the public right-of-way for dumpsters, staging, or other construction activity will require the identification and maintenance of a "Tree Protection Zone" around any trees in the public right of way and a Use of Public Property Permit from the Public Works Department.